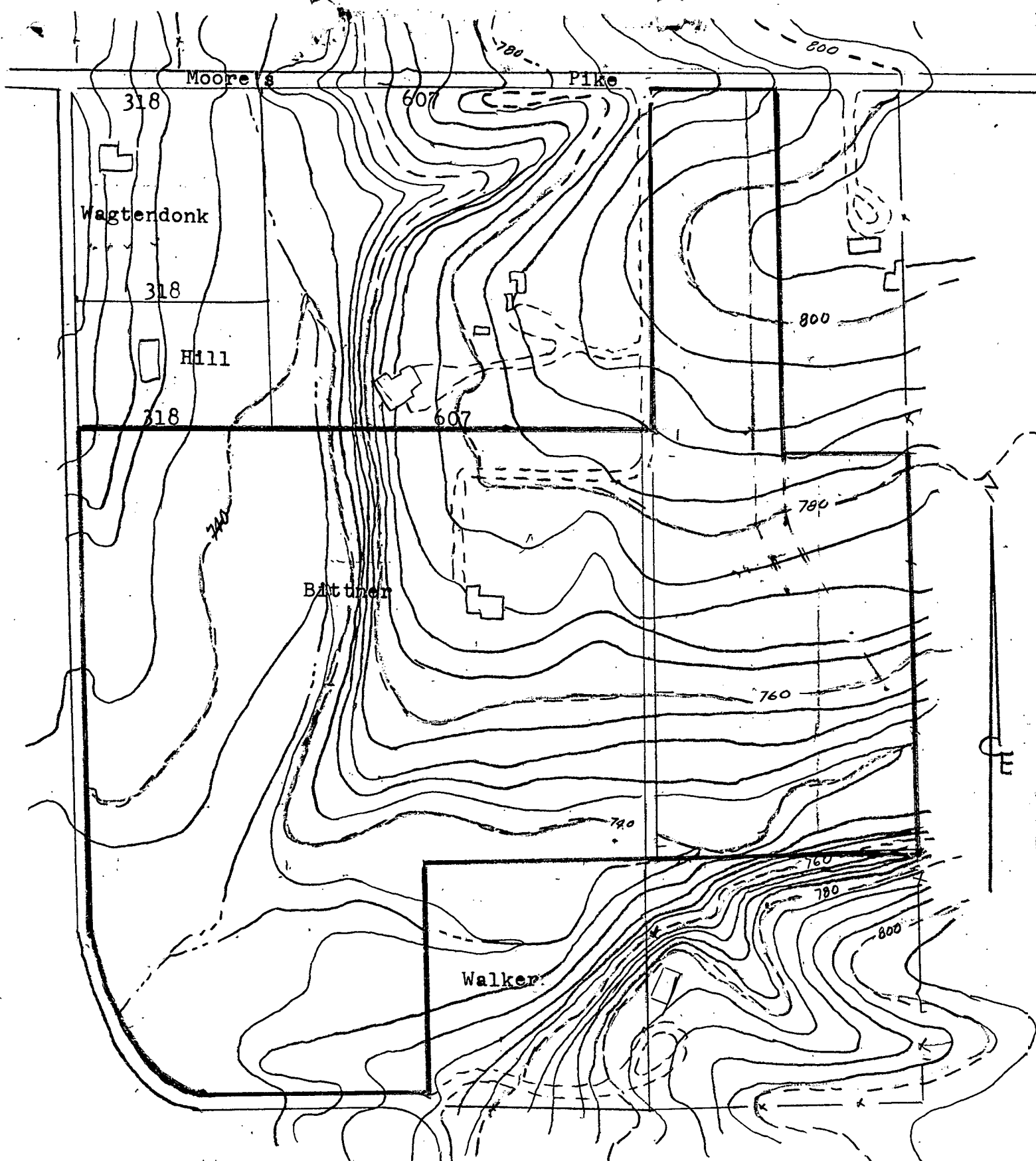


Bettner - Pizzo

Sec 11-8-1 W

Perry Snip



Scale 1" = 200'
4 ft. Contour Intervals

1965

J.E.O.

B

22 1/2

22 1/2

22 1/2

DAVID }
VIRGINIA } ROGERS

TIMOTHY }
BETTY } WININGER

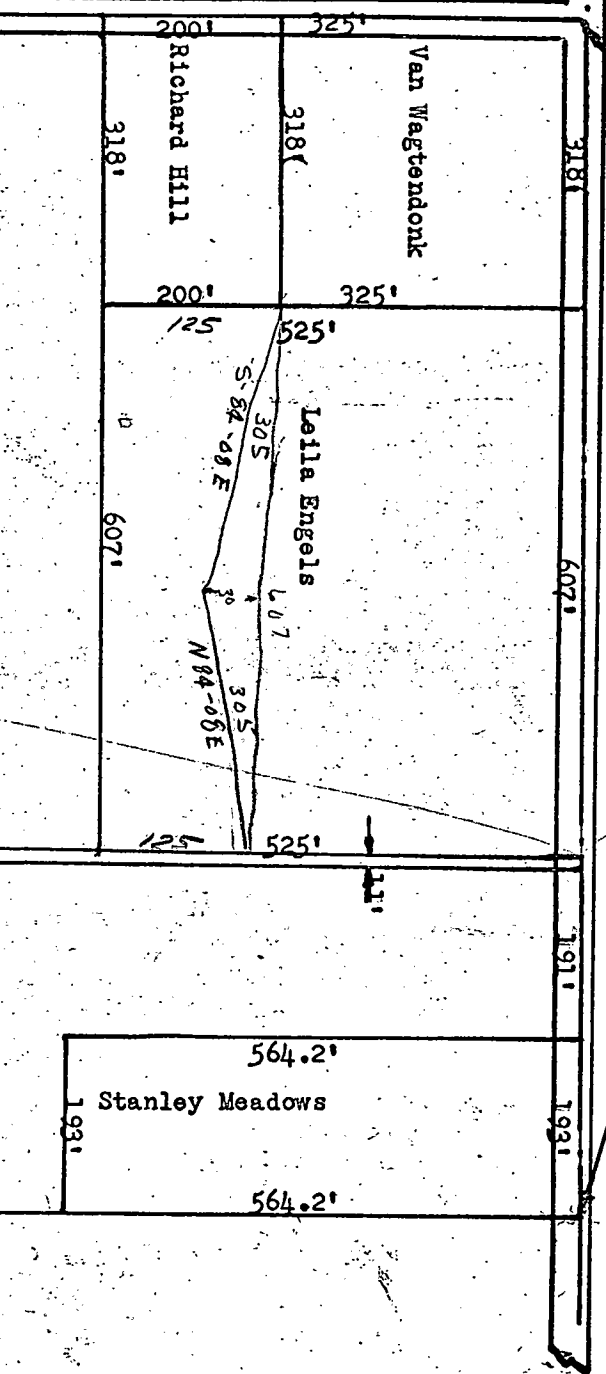
JAMES E }
NANCY } OWENS

GEORGE }
DOROTHY } PINNELL

GENE }
BETTY } GROFF

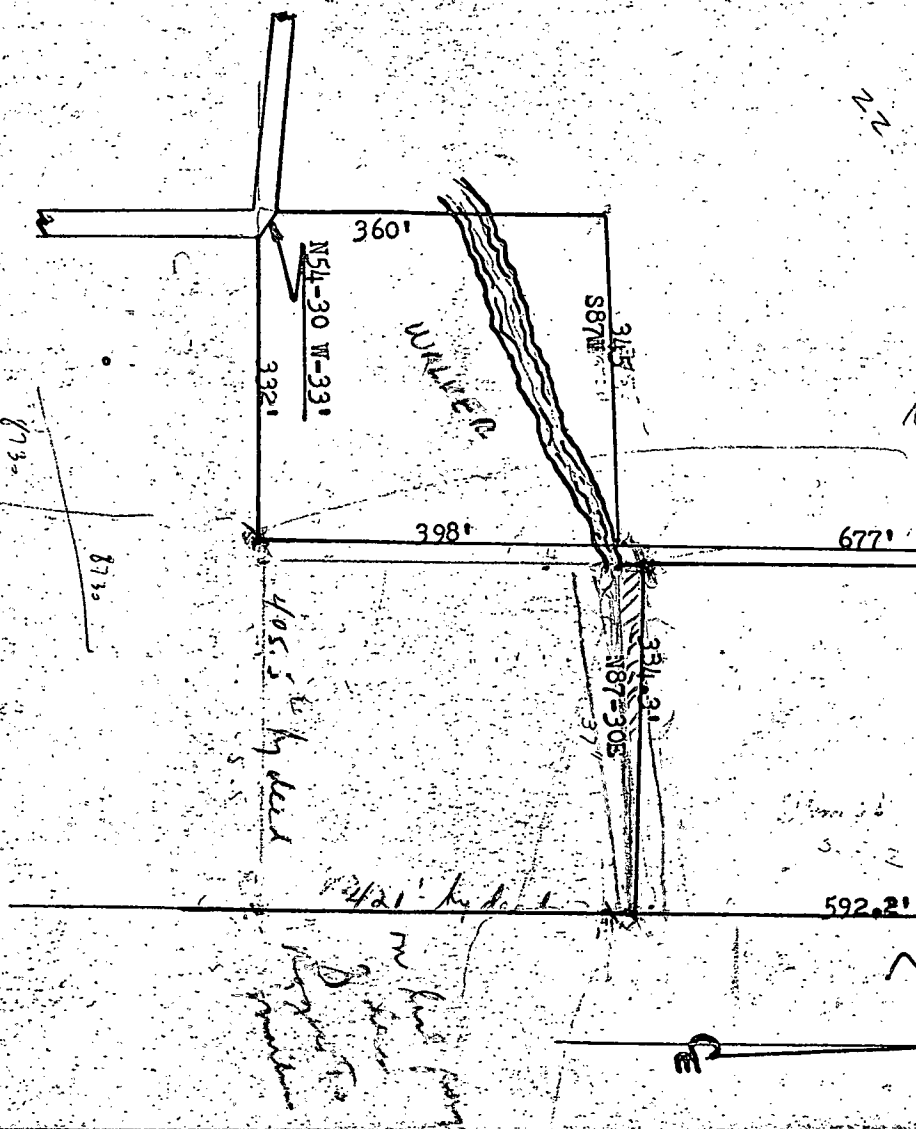
N.W. Cor. Section 11

N.E. Cor. 1/4 - N.W. 1/4



W.S. Bittner

Harry Stephens & Co.



-- 27 --

Nora M. Hughes and
James R. Hughes, her
husband

to

Harry Engel

WARRANTY DEED

Consideration \$1

Dated May 25, 1933

Ack. May 25, 1933 before N.P.

Recorded Oct. 21, 1933, in

Deed Record #87, page 29

332
Surveying → A part of the west half of the northwest quarter of section 11, township 8 north, range 1 west, described as follows, to-wit: Beginning at a point in the center of the now existing pike road 925 feet east of the northwest corner of said northwest quarter, thence running south 1600 feet, thence west 310 feet, more or less, to the intersection of the north line of the now existing public highway, thence in a westerly direction along the north line of said existing highway 615 feet, more or less, to the west line of said section 11, thence north 1580 feet, more or less, to the northwest corner of said section 11, thence east 925 feet to the place of beginning, and containing in the land herein conveyed 33.76 acres, more or less.

-- 28 --

h
Harry Engel and
Leila Engel, husband
and wife

to

✓
Walton S. Bittner and
Adela Bittner

WARRANTY DEED

Consideration \$850

Dated Dec. 23, 1933

Ack. Dec. 23, 1933 before N.P.

Recorded Dec. 28, 1933, in

Deed Record #87, page 101

A part of the west half of the northwest quarter of section 11, township 8 north, range 1 west, described as follows: Beginning at a point 525 feet south of a point in the center of the pike road, which last named point is 925 feet east of the northwest corner of said northwest quarter of said section 11, thence south 1075 feet, thence west to the center of the public highway, thence in a northwesterly direction with the center of said highway to a point in the center of said highway which is 525 feet south of said northwest corner of said northwest quarter section, thence east to the place of beginning, containing 22 acres, more or less.

For the purpose of furnishing a right of way to the land herein conveyed, the grantors herein grant to the grantees herein a right of way over and along the following described real estate in Monroe County, State of Indiana, to-wit: Beginning at a point 900 feet east of the northwest corner of the northwest quarter of section 11, township 8 north, range 1 west, running thence east a distance of 25 feet, thence south a distance of 525 feet, thence west a distance of 25 feet, thence north 525 feet to the place of beginning.

-- 29 --

W.S. Bittner

to

The Department of
Conservation State
of Indiana

APPLICATION FOR THE CLASSI-
FICATION OF LAND AS FOREST
LAND

Dated Feb. 20, 1934

Recorded Feb. 23, 1934, in

Misc. Record #16, page 62-63

15 acres in the West half of the Northwest quarter of section 11, Township 8 North, Range 1 West.

Ralph Rogers and
Ruth Rogers, husband
and wife

to

Walton S. Bittner and
Adela K. Bittner, husband
and wife

Grant, bargain, sell, convey,
release and Quit Claim

Consid. \$1.00

Dated September 29, 1950

Ack. September 29, 1950 before
N.P. Monroe Co., Ind. (Seal)

Recorded September 30, 1950

Deed Record 108, page 628

A part of the West one-half of the Northwest quarter of Section Eleven (11), Township Eight (8) North Range One (1) West, bounded as follows, to-wit: Beginning at a point Three Hundred Eighty-four (384) feet West of the Northeast corner of the West half of said Northwest quarter thence West Eleven (11) feet, thence South Eleven Hundred Seventy-two (1172) feet, thence East Eleven (11) feet, thence North Eleven Hundred Seventy-two (1172) feet to the place of beginning.

Carrie Butcher Stephens,
unmarried and of legal age,
Harry Stephens, Jr., and
Virginia Stephens, his wife,
Dorothy Stephens Pressler and
Stanley Pressler, her husband,
Peggy Stephens Rush and Darlo
Rush, her husband, and Joan
Stephens, unmarried and of
legal age

Convey and Warrant
Consid. \$1.00 and o.v.c.
Dated September 26, 1950
Ack. September 26, 1950 before
N.P. Monroe Co., Ind. (Seal)
Recorded September 30, 1950
Deed Record 108, page 629

to

Walton S. Bittner and Adela K.
Bittner, husband and wife

✓
Part of the West half of the Northwest quarter of Section Eleven
(11), Township Eight (8) North, Range One (1) West, bounded as
follows: Beginning at a point One Hundred Ninety-three (193) feet
West of the Northeast corner of said West half of the Northwest
quarter, thence West One Hundred Ninety-one (191) feet, thence South
One Thousand One Hundred Seventy-two (1172) feet, thence North
Eighty-seven (87) degrees Thirty-seven (37) minutes East, Three
Hundred Eighty-four and Three Tenths (384.3) feet thence North Five
Hundred Ninety-two and Two Tenths (592.2) feet, thence West One
Hundred Ninety-three (193) feet, thence North Five Hundred Sixty-
four and Two Tenths (564.2) feet to the point of beginning, con-
taining Seven and Seventy-six Hundredths (7.76) acres, more or less.

Deed Recites: Said Grantors, Carrie Butcher Stephens, Harry
Stephens, Jr., Dorothy Stephens Pressler, Peggy Stephens Rush and
Joan Stephens, being the sole and only heirs at law of Harry M.
Stephens, deceased.

Ralph Rogers and Ruth
Rogers, his wife

to

Ray M. Borland and
Rosalie E. Borland,
husband and wife

Convey and Warrant
Consid. \$1.00 and o.v.c.
Dated October 19, 1950
Ack. October 19, 1950 before
N.P. Monroe Co., Ind. (Seal)
Recorded November 6, 1950
Deed Record 109, page 118

Part of the northeast quarter of the northwest quarter of section 11, township 8 north, range 1 west, bounded as follows, towit: Beginning at a point on the east line of said quarter quarter 755 feet south of the northeast corner of said quarter quarter, running thence south 565 feet, more or less, to the southeast corner of said quarter quarter; thence west to the southwest corner of said quarter quarter; thence north on the west line of said quarter quarter 565 feet more or less to a point 755 feet south of the northwest corner of said quarter quarter; thence east to the place of beginning; and containing 17.06 acres, more or less.

Ralph Rogers and Ruth
Rogers, his wife

to

Ray M. Borland and
Rosalie Borland,
husband and wife

Convey and Warrant
Consid. \$1.00 and o.v.c.
Dated March 11, 1953
Ack. March 11, 1953 before
N.P. Monroe Co., Ind. (Seal)
Recorded March 25, 1953
Deed Record 113, page 264

A part of the Southeast Quarter of the Northwest Quarter of Section Eleven (11) Township Eight (8) North, Range One (1) West, bounded and described as follows, to-wit: Beginning at the Northeast corner of said Quarter Quarter, running thence West Eighty (80) rods, more or less, and to the East boundary line of the tract heretofore sold and conveyed by grantors to Clyde E. and Alice Martin, by deed recorded in Deed Record 109, on page 275, of the records of the County Recorder of Monroe County, Indiana, thence South on said West boundary line Two Hundred Forty-two (242) feet, thence East Eighty (80) rods, more or less, and to the East line of said Quarter Quarter, thence North thereon Two Hundred Forty-two (242) feet and to the place of beginning, containing Seven and one-third ($7 \frac{1}{3}$) acres, more or less.

Bittner to Martin
Transfer

May 27, 1950

A part of the west half of the northwest quarter of section 11, T8N; R1W, described as follows:- Beginning at a point that is 925 feet east and 1600 feet south of the northwest corner of the said west half the the northwest quarter of said section 11; thence running west a distance of 332 feet and to the east right of way line of a public highway; thence running N 54-30 W over and along the right of way line of said public highway for a distance of 33 feet; thence running north a distance of 360 feet; thence running N 87 E for a distance of 345.5 feet and to ^{A POINT 398 FT WEST ON THE} the east line of the said west half of the said northwest quarter of said section 11; thence running south a distance of 398 feet and to the place of beginning. Containing in all 3 acres, more or less.

John T. Stapleton

Marian Z. Thompson, being the same person who under the name and style of Marian Thompson received title to the real estate hereinafter described as grantee in a warranty deed executed by the Federal Land Bank of Louisville and recorded in Deed Record 91, page 182, without the joinder of her husband, Paul E. Thompson, by order of the Monroe Circuit Court entered in Civil Order Book A-43, page 500, of Monroe County,

Warranty Deed
Consideration \$1.00 and other
val. cons.
Dated April 28, 1950
Ack. April 28, 1950 before N.P.
Filed for record May 4, 1950
Recorded D.R. #108, pages 109-110

to

Ralph Rogers

The southeast quarter of the northwest quarter of Section Eleven (11) Township Eight (8) North, Range One (1) West of the second principal meridian, containing Forty (40) acres, more or less. Also, the west half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West of the second principal meridian, containing Eighty (80) acres, more or less, except the following parcels of the same, to-wit:

A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, described as follows: Beginning at the point of intersection of the south line of said West half quarter with the center line of the macadamized road through said half quarter section, thence West on said South line of said half quarter section 613.75 feet, more or less, to the southwest corner of said half quarter section, thence North on the West line of said half quarter section 82½ feet, thence Northeasterly 627 feet, more or less, to a point in the center line of said road that stands 219½ feet northwesterly from

Monroe
said point of beginning; thence southeasterly with said center line of said road 219½ feet to the place of beginning, containing 2.1 acres, more or less.

Range 1
Also a part of the west half of the northwest quarter of Section 11, Township 8 North, Range 1 West, described as follows: Beginning at the northwest corner of said quarter, thence South 1580 feet, thence in an easterly direction 925 feet, thence North 1600 feet, to the center of the road, thence West 925 feet, to the place of beginning, containing 33.76 acres, more or less.

Section 11
Also a part of the West half of the Northwest quarter of Section 11, Township 8 North, Range 1 West, described as follows: Beginning at the northeast corner of said West half, thence South 564.2 feet, thence West 193 feet, thence North 564.2 feet, thence East along road 193 feet to the place of beginning and containing 2½ acres more or less.

Section 11
Also, a part of the West half of the northwest quarter of section 11, township 8 North, range 1 West, bounded as follows: Beginning at a point 193 feet West of the Northeast corner of the said West half of the Northwest quarter, thence West 191 feet, thence South 1172 feet, thence North 87 degrees 37 minutes East, 384.3 feet, thence North 592.2 feet, thence West 193 feet, thence north 564.2 feet to the point of beginning, containing 7.76 acres more or less.

Ralph Rogers and
Ruth Rogers, his wife

to

Clyde E. Martin and
Alice Martin,
husband and wife

Warranty Deed
Consideration \$1.00 and other val.
cons.

Dated Dec. 20, 1950

Ack. Dec. 20, 1950, before N.P.

Filed for record Jan. 4, 1951

Recorded D.R. #109, page 275

A part of the west half of the northwest quarter of Section 11, Township 8 North, Range 1 West, described as follows: Beginning at a point 925 feet east and 1600 feet south of the northwest corner of said Section 11, running thence East 405.5 feet; thence North 421 feet, more or less, to a point 1565.5 feet south of the north line of said west half of said northwest quarter of said Section 11; thence south 87 degrees 37 minutes west for a distance of 384.3 feet; thence south 428 feet, more or less, to the place of beginning, containing in all 3.7 acres, more or less.

Ralph Rogers and Ruth Rogers,
his wife,

to

Clyde E. Martin and Alice J. Martin,
husband and wife,

Warranty Deed

Consideration: Correction of former deed

Date September 7, 1960

Ack. September 7, 1960, before

Wayne K. Sowers, N.P.

Recorded October 3, 1960

Deed Record 135, page 507

"This Deed is to correct a Deed dated December 20, 1950, and recorded in Deed Record 109 page 275 in the office of the Recorder of Monroe County, Indiana.

A part of the west half of the northwest quarter of Section 11, Township 8 North, Range 1 West, described as follows: Beginning at a point 925 feet east and 1600 feet South of the Northwest corner of said Section 11, running thence East 405.5 feet; thence North 421 feet, more or less, to a point 1179 feet South of the north line of said West half of said northwest quarter of said Section 11; thence South 87 degrees 37 minutes west for a distance of 384.3 feet; thence South 428 feet, more or less, to the place of beginning, containing in all 3.7 acres, more or less."

No. 5.

Clyde E. Martin and Alice J. Martin,
husband and wife,

to

Robert D. Walker and Jean S. Walker,
husband and wife,

Warranty Deed

Consideration: \$1.00 and o.v.c.

U.S. Revenue: \$16.50

Date September 3, 1960

Ack. September 3, 1960, before

K. Edwin Applegate, N.P.

Recorded October 3, 1960

Deed Record 135, page 508

"A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, described as follows, to-wit: Beginning at a point nine hundred twenty-five (925) feet East and Sixteen hundred (1600) feet South of the Northwest corner of said West half of said Northwest quarter of said Section Eleven (11); running thence West three hundred thirty-two (332) feet, more or less, to the East right of way line of the public highway as now located; thence north fifty-four (54) degrees, thirty (30) minutes West over and along said right of way line of said public highway a distance of thirty-three (33) feet; thence North three hundred sixty (360) feet; thence North eighty-seven (87) degrees East a distance of three hundred forty-five and five-tenths (345.5) feet, more or less, to the East line of said West half of said Northwest quarter of said Section Eleven (11); thence South three hundred ninety-eight (398) feet, more or less, to the place of beginning, containing three (3) acres, more or less.

Also a part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, described as follows: Beginning at a point nine hundred twenty-five (925) feet East and sixteen hundred (1600) feet South of the Northwest corner of said Section Eleven (11) running thence East four hundred five and five-tenths (405.5) feet; thence North four hundred twenty-one (421) feet, more or less, to a point eleven hundred seventy-nine (1179) feet South of the North line of said West half of said Northwest quarter of said Section Eleven (11); thence South eighty-seven (87) degrees, thirty-seven (37) minutes West for a distance of three hundred eighty-four and three-tenths (384.3) feet; thence South four hundred twenty-eight (428) feet, more or less, to the place of beginning, containing in all three and seven-tenths (3.7) acres, more or less."

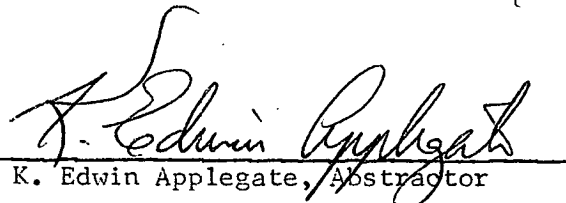
C A P T I O N

A continuation of the Abstract of Title to the following described real estate situated in Monroe County, Indiana.

A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, described as follows, to-wit: Beginning at a point nine hundred twenty-five (925) feet East and Sixteen hundred (1600) feet South of the Northwest corner of said West half of said Northwest quarter of said Section Eleven (11); running thence West three hundred thirty-two (332) feet, more or less, to the East right of way line of the public highway as now located; thence North fifty-four (54) degrees, thirty (30) minutes West over and along said right of way line of said public highway a distance of thirty-three (33) feet; thence North three hundred sixty (360) feet; thence North eighty-seven (87) degrees East a distance of three hundred and forty-five and five-tenths (345.5) feet, more or less, to the East line of said West half of said Northwest quarter of said Section Eleven (11); thence South three hundred ninety-eight (398) feet, more or less, to the place of beginning, containing three (3) acres, more or less.

Also a part of the West half of the Northwest quarter of Section Eleven (11) Township Eight (8) North, Range One (1) West, described as follows: Beginning at a point nine hundred twenty-five (925) feet East and sixteen hundred (1600) feet South of the Northwest corner of said Section Eleven (11) running thence East four hundred five and five-tenths (405.5) feet; thence North four hundred twenty-one (421) feet, more or less, to a point fifteen hundred sixty-five and five-tenths (1565.5) feet South of the North line of said West half of said Northwest quarter of said Section Eleven (11); thence South eighty-seven (87) degrees, thirty-seven (37) minutes West for a distance of three hundred eighty-four and three-tenths (384.3) feet; thence South four hundred twenty-eight (428) feet, more or less, to the place of beginning, containing in all three and seven-tenths (3.7) acres, more or less.

I am directed to assume that title to the above captioned real estate was known as of the 9th day of January, 1951, at 4:00 o'clock P.M. and to continue same from and after that date.


K. Edwin Applegate, Abstractor

SCALE FOR SECTION, } Each side large blue squares = 20 chains, 80 rods, 1320 feet; area of square 40 acres.
660 Ft. = 1 Inch. } Each side small red squares = 5 chains, 20 rods, 330 feet; area of square 2½ acres.

R. Rogers To
Ray Bourland
17.06 A.

 $7\frac{1}{3} \text{ A.}$

SCALE FOR QUARTER SECTION,
330 Ft.=1 Inch.

Each side large blue squares = 10 chains, 40 rods, 660 feet; area of square 10 acres.
 Each side small red squares = $2\frac{1}{2}$ chains, 10 rods, 165 feet; area of square .625 of 1 acre.

PRONTO LAND MEASURE 660 - 330 MAP SHEET

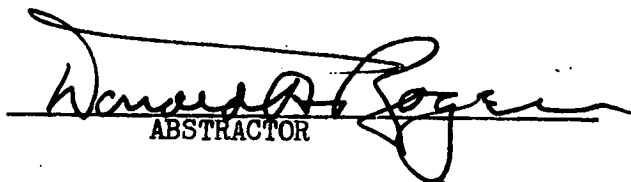
PRONTO LAND MEASURE
Copyright, 1950, James Hamilton Adair, Flint, Michigan

CAPTION

A CONTINUATION of the abstract of title from September 30, 1960, at 4:00 p.m.
to the following described real estate in Monroe County, Indiana, to-wit:

A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, described as follows, to-wit: Beginning at a point nine hundred twenty-five (925) feet East and Sixteen hundred (1600) feet South of the Northwest corner of said West half of said Northwest quarter of said Section Eleven (11); running thence West three hundred thirty-two (332) feet, more or less, to the East right-of way line of the public highway as now located; thence North fifty-four (54) degrees, thirty (30) minutes West over and along said right of way line of said public highway a distance of thirty-three (33) feet; thence North three hundred sixty (360) feet; thence North eighty-seven (87) degrees East a distance of three hundred forty-five and five-tenths (345.5) feet, more or less, to the East line of said West half of said Northwest quarter of said Section Eleven (11); thence South three hundred ninety-eight (398) feet, more or less, to the place of beginning, containing three (3) acres, more or less.

Also a part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, described as follows: Beginning at a point nine hundred twenty-five (925) feet East and sixteen hundred (1600) feet South of the Northwest corner of said Section Eleven (11) running thence East four hundred five and five-tenths (405.5) feet; thence North four hundred twenty-one (421) feet, more or less, to a point eleven hundred seventy-nine (1179) feet South of the North line of said West half of said Northwest quarter of said Section Eleven (11); thence South eighty-seven (87) degrees, thirty-seven (37) minutes West for a distance of three hundred eighty-four and three-tenths (384.3) feet; thence South four hundred twenty-eight (428) feet, more or less, to the place of beginning, containing in all three and seven-tenths (3.7) acres, more or less.


ABSTRACTOR

No. 1.

On the margin of pages 19-20, in Mortgage Record A-85, whereon the mortgage for \$4,000.00, executed on November 29, 1951, by Clyde E. Martin and Alice J. Martin, husband and wife, in favor of Pearl H. Jones, as recorded, appears the following:

"For release of the annexed mortgage see release and assignment record 11, page 249.

Ruth Poling, Recorder "

On page 249, in Release and Assignment Record 11, appears the following:

(concluded on following page)

Warranty Deed

This Indenture Witnesseth, That Robert D. Walker and Jean S. Walker, husband and wife

of Monroe County, in the State of Indiana

Convey and Warrant to Anthony Pizzo and Patricia Murphy Pizzo,
husband and wife

of Monroe County, in the State of Indiana, for and in consideration
of One Dollar (\$1.00) and other valuable considerations not herein
expressed,
the receipt whereof is hereby acknowledged, the following described Real Estate in

County in the State of Indiana, to-wit:

A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, described as follows, to-wit: Beginning at a point Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of said West half of said Northwest quarter of said Section Eleven (11); running thence West Three Hundred Thirty-two (332) feet, more or less, to the East right of way line of the public highway as now located; thence North fifty-four (54) degrees, thirty (30) minutes West over and along said right of way line of said public highway a distance of Thirty-three (33) feet; thence North Three Hundred Sixty (360) feet; thence North eighty-seven (87) degrees East a distance of Three Hundred Forty-five and five tenths (345.5) feet, more or less, to the East line of said West half of said Northwest quarter of said Section Eleven (11); thence South Three Hundred Ninety-eight (398) feet, more or less, to the place of beginning, containing Three (3) acres, more or less.

Also, a part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, described as follows: Beginning at a point Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of said Section Eleven (11); running thence East Four Hundred Five and five-tenths (405.5) feet; thence North Four Hundred Twenty-one (421) feet, more or less, to a point Eleven Hundred Seventy-nine (1179) feet South of the North line of said West half of said Northwest quarter of said Section Eleven (11); thence South eighty-seven (87) degrees thirty-seven (37) minutes West for a distance of Three Hundred Eighty-four and three-tenths (384.3) feet; thence South Four Hundred Twenty-eight (428) feet, more or less, to the place of beginning, containing in all Three and seven-tenths (3.7) acres, more or less.

Subject to the second installment of taxes for the year 1964, due and payable in November, 1965, and all taxes subsequent thereto.

Also subject to the unpaid balance of a certain mortgage executed by Grantors herein to Workingmens Federal Savings and Loan Association calling for the original principal sum of \$7,000.00, dated October 1, 1960, and recorded in Mortgage Record A-117 at page 478 in the office of the Recorder of Monroe County, Indiana; which unpaid balance the Grantees herein assume and agree to pay as part of the purchase price hereof.

IN WITNESS WHEREOF, The said Robert D. Walker and Jean S. Walker,
husband and wife

have hereunto set their hands and seals this day of June , 19 65.

----- (SEAL) ----- (SEAL)
Robert D. Walker Jean S. Walker
----- (SEAL) ----- (SEAL)
----- (SEAL) ----- (SEAL)

STATE OF INDIANA, Monroe COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this
day of June , A. D., 19 65, personally appeared the within named
Robert D. Walker and Jean S. Walker,
husband and wife

Grantor(s) in the above conveyance, and acknowledged
the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires Notary Public

(This Instrument prepared by Leroy Baker, Attorney (M.S.)

STATE OF INDIANA, COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this
day of , A. D., 19 , personally appeared the within named

Grantor(s) in the above conveyance, and acknowledged
the execution of the same to be voluntary act and deed, for the uses and purposes herein mentioned.
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires Notary Public

Warranty Deed

FROM

Robert D. Walker & Jean
S. Walker, husband & wife

TO

Anthony Pizzo and Patricia
Murphy Pizzo, Husband & wife

Received for record this

day of , 19

at o'clock M., and

Recorded in Book No. page

Recorder County

Duly entered for taxation this

day of , 19

Auditor's fee \$

Auditor County

Martin Printing Co., Bloomington, Indiana

C A P T I O N

CONTINUATION of an Abstract of Title from and after February 24, 1961, at 9:00 o'clock, A. M., to the following described real estate in Monroe County, State of Indiana, to-wit:

A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, described as follows, to-wit: Beginning at a point Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of said West half of said Northwest quarter of said Section Eleven(11); running thence West Three Hundred Thirty-two (332) feet, more or less, to the East right of way line of the public highway as now located; thence North fifty-four (54) degrees, thirty (30) minutes West over and along said right of way line of said public highway a distance of Thirty-three (33) feet; thence North Three Hundred Sixty (360) feet; thence North ~~eighty-seven (87) degrees East a distance of Three Hundred~~ ~~Forty-five and five tenths (345.5) feet, more or less, to~~ the East line of said West half of said Northwest quarter of said Section Eleven (11); thence South Three Hundred Ninety-eight (398) feet, more or less, to the place of beginning, containing Three (3) acres, more or less.

Also, a part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, described as follows: Beginning at a point Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of said Section Eleven (11); running thence East Four Hundred Five and five-tenths (405.5) feet; thence North Four Hundred Twenty-one (421) feet, more or less, to a point Eleven Hundred Seventy-nine (1179) feet South of the North line of said West half of said Northwest quarter of said Section Eleven (11); thence South eighty-seven (87) degrees, thirty-seven (37) minutes West for a distance of Three Hundred Eighty-four and three-tenths (384.3) feet; thence South Four Hundred Twenty-eight (428) feet, more or less, to the place of beginning, containing in all Three and Seven-tenths (3.7) acres, more or less.

A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point that is Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of the said West half of the Northwest quarter of said Section Eleven (11); thence running West a distance of Three Hundred Thirty-two (332) feet and to the East right of way line of a public highway; thence running North fifty-four (54) degrees thirty (30) minutes West over and along the right of way line of said public highway for a distance of Thirty-three (33) feet; thence running North a distance of Three Hundred Sixty (360) feet; thence running North ~~eighty-seven (87) degrees East~~ for a distance of Three Hundred Forty-five and five tenths (345.5) feet and to a point Three Hundred Ninety-five (395) feet West of the East line of the said West half of the Northwest quarter of said Section Eleven (11); thence running South a distance of Three Hundred Ninety-eight (398) feet and to the place of beginning, containing in all Three (3) acres, more or less.

ALSO, a part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, described as follows, to-wit: Beginning at a point Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of said Section; running thence East Three Hundred Ninety-five (395) feet, more or less, and to an old fence on the East line of the West half of the Northwest quarter of said Section; running thence North for a distance of Four Hundred Forty-three and six tenths (443.6) feet and to a point Eleven Hundred Fifty-six and four tenths (1156.4) feet South of the North line of said West half of the Northwest quarter of said Section Eleven (11); thence running South eighty-seven (87) degrees thirty-seven (37) minutes West for a distance of Three Hundred Ninety-five and five tenths (395.5) feet, more or less, and to a point Four Hundred Twenty-eight (428) feet North of the beginning point; thence running South Four Hundred Twenty-eight (428) feet and to the point of beginning, and containing Three and seven tenths (3.7) acres, more or less.

C A P T I O N

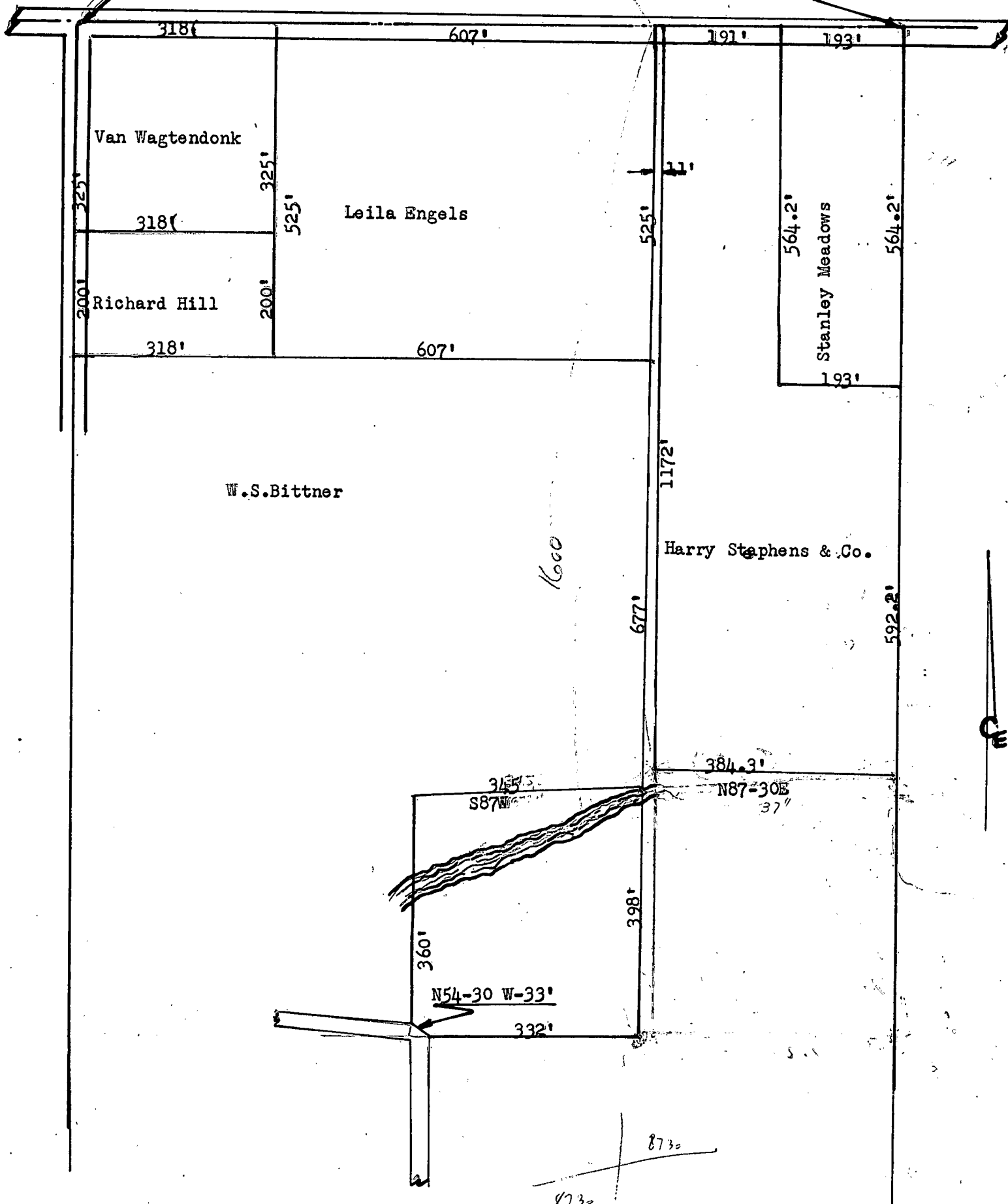
Abstract of title to the following described real estate situate in the County of Monroe, State of Indiana, to-wit:

A A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, described as follows, to-wit: Beginning at a point nine hundred twenty-five (925) feet East and sixteen hundred (1600) feet South of the Northwest corner of said West half of said Northwest quarter of said Section Eleven (11); running thence West three hundred thirty-two (332) feet, more or less, to the East right of way line of the public highway as now located; thence North fifty-four (54) degrees, thirty (30) minutes West over and along said right of way line of said public highway a distance of thirty-three (33) feet; thence North three hundred sixty (360) feet; thence North eighty-seven (87) degrees East a distance of three hundred forty-five and five-tenths (345.5) feet, more or less, to the East line of said West half of said Northwest quarter of said Section Eleven (11); thence South three hundred ninety-eight (398) feet, more or less, to the place of beginning, containing three (3) acres, more or less.

B Also a part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, described as follows: Beginning at a point nine hundred twenty-five (925) feet East and sixteen hundred (1600) feet South of the Northwest corner of said Section Eleven (11), running thence East four hundred five and five-tenths (405.5) feet; thence North four hundred twenty-one (421) feet, more or less, to a point fifteen hundred sixty-five and five-tenths (1565.5) feet South of the North line of said West half of said Northwest quarter of said Section Eleven (11); thence South eighty-seven (87) degrees, thirty-seven (37) minutes West for a distance of three hundred eighty-four and three-tenths (384.3) feet; thence South four hundred twenty-eight (428) feet, more or less, to the place of beginning, containing in all three and seven-tenths (3.7) acres, more or less.

Vern W. Rulley
Abstracter

N.E. Cor. W $\frac{1}{2}$ -N.W. $\frac{1}{4}$



QUIT-CLAIM DEED

[illegible]

of Monroe County, in the State of Indiana.

Release and Quit-Claim to Robert D. Walker and Jean S. Walker,
husband and wife

of Monroe County, in the State of Indiana, for and in consideration of \$1.00 and other valuable considerations not herein expressed, the receipt whereof is hereby acknowledged, the following described *Real Estate* in Monroe County in the State of Indiana, to-wit:

A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, described as follows, to-wit: Beginning at a point Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of said Section; running thence East Three Hundred Ninety-five (395) feet, more or less, and to an old fence on the East line of the West half of the Northwest quarter of said Section; running thence North for a distance of Four Hundred Forty-three and six-tenths (443.6) feet and to a point Eleven Hundred Fifty-six and four tenths (1156.4) feet South of the North line of said West half of the Northwest quarter of said Section Eleven (11), said point being the Southeast corner of the lands conveyed by Carrie Butcher Stephens, et al to Walton S. Bittner and Adela K. Bittner husband and wife, by deed dated September 26, 1950 and recorded in Deed Record 108 at page 629 in the office of the Recorder of Monroe County, Indiana; running thence South eighty-seven (87) degrees thirty-seven (37) minutes West over and along the South boundary of said Bittner real estate for a distance of Three Hundred Ninety-five and five tenths (395.5) feet, more or less, and to a point Four Hundred Twenty-eight (428) feet North of the point of beginning; thence running South Four Hundred Twenty-eight (428) feet and to the point of beginning; containing Three and seven tenths (3.7) acres, more or less.

This deed is made to correct deeds from Grantors herein dated December 20, 1950 and recorded in Deed Record 109 at page 275, and dated September 7, 1960 and recorded in Deed Record 135 at page 507 all in the office of the Recorder of Monroe County, Indiana.

Ralph Rogers and Ruth Rogers, his wife

ha whereunto set their hands and seals, this day of July 1965

.....(Seal).....(Seal)
Ralph Rogers Ruth Rogers

..... (Seal) (Seal)

.....(Seal).....(Seal)

This instrument prepared by:
Leroy Baker, Attorney (M.S.)

Warranty Deed

This Indenture Witnesseth, That Robert D. Walker and Jean S. Walker, husband and wife

of Monroe County, in the State of Indiana

Convey and Warrant to Anthony Pizzo and Patricia Murphy Pizzo, husband and wife

of Monroe County, in the State of Indiana, for and in consideration

of One Dollar (\$1.00) and other valuable considerations not herein expressed the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe

County in the State of Indiana, to-wit:

A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point that is Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of the said West half of the Northwest quarter of said Section Eleven (11); thence running West a distance of Three Hundred Thirty-two (332) feet and to the East right of way line of a public highway; thence running North fifty-four (54) degrees thirty (30) minutes West over and along the right of way line of said public highway for a distance of Thirty-three (33) feet; thence running North a distance of Three Hundred Sixty (360) feet; thence running North eighty-seven (87) degrees East for a distance of Three Hundred Forty-five and five tenths (345.5) feet and to a point Three Hundred Ninety-five (395) feet West of the East line of the said West half of the Northwest quarter of said Section Eleven (11); thence running South a distance of Three Hundred Ninety-eight (398) feet and to the place of beginning, containing in all Three (3) acres, more or less.

ALSO, a part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, described as follows, to-wit: Beginning at a point Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of said Section; running thence East Three Hundred Ninety-five (395) feet, more or less, and to an old fence on the East line of the West half of the Northwest quarter of said Section; running thence North for a distance of Four Hundred Forty-three and six-tenths (443.6) feet and to a point Eleven Hundred Fifty-six and four tenths (1156.4) feet South of the North line of said West half of the Northwest quarter of said Section Eleven (11), said point being the Southeast corner of the lands conveyed by Carrie Butcher Stephens, et al to Walton S. Bittner and Adela K. Bittner, husband and wife by deed dated September 26, 1950 and recorded in Deed Record 108 at page 629 in the office of the Recorder of Monroe County, Indiana running thence South eighty-seven (87) degrees thirty-seven (37) minutes West over and along the South boundary of said Bittner real estate for a distance of Three Hundred Ninety-five and five tenths (395.5) feet, more or less, and to a point Four Hundred Twenty-eight (428) feet North of the beginning point; thence running South Four Hundred Twenty-eight (428) feet and to the point of beginning; containing Three and seven tenths (3.7) acres more or less.

Warranty Deed

This Indenture Witnesseth, That Robert D. Walker and Jean S. Walker, husband and wife

of Monroe County, in the State of Indiana

Convey and Warrant to Anthony Pizzo and Patricia Murphy Pizzo, husband and wife

of Monroe County, in the State of Indiana, for and in consideration

of One Dollar (\$1.00) and other valuable considerations not herein expressed the receipt whereof is hereby acknowledged, the following described Real Estate in Monroe

County in the State of Indiana, to-wit:

A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to-wit: Beginning at a point that is Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of the said West half of the Northwest quarter of said Section Eleven (11); thence running West a distance of Three Hundred Thirty-two (332) feet and to the East right of way line of a public highway; thence running North fifty-four (54) degrees thirty (30) minutes West over and along the right of way line of said public highway for a distance of Thirty-three (33) feet; thence running North a distance of Three Hundred Sixty (360) feet; thence running North eighty-seven (87) degrees East for a distance of Three Hundred Forty-five and five tenths (345.5) feet and to a point Three Hundred Ninety-five (395) feet West of the East line of the said West half of the Northwest quarter of said Section Eleven (11); thence running South a distance of Three Hundred Ninety-eight (398) feet and to the place of beginning, containing in all Three (3) acres, more or less.

ALSO, a part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, described as follows, to-wit: Beginning at a point Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of said Section; running thence East Three Hundred Ninety-five (395) feet, more or less, and to an old fence on the East line of the West half of the Northwest quarter of said Section; running thence North for a distance of Four Hundred Forty-three and six-tenths (443.6) feet and to a point Eleven Hundred Fifty-six and four tenths (1156.4) feet South of the North line of said West half of the Northwest quarter of said Section Eleven (11), said point being the Southeast corner of the lands conveyed by Carrie Butcher Stephens, et al to Walton S. Bittner and Adela K. Bittner, husband and wife by deed dated September 26, 1950 and recorded in Deed Record 108 at page 629 in the office of the Recorder of Monroe County, Indiana running thence South eighty-seven (87) degrees thirty-seven (37) minutes West over and along the South boundary of said Bittner real estate for a distance of Three Hundred Ninety-five and five tenths (395.5) feet, more or less, and to a point Four Hundred Twenty-eight (428) feet North of the beginning point; thence running South Four Hundred Twenty-eight (428) feet and to the point of beginning; containing Three and seven tenths (3.7) acres more or less.

QUIT-CLAIM DEED

This Indenture Witnesseth, That Ralph Rogers and Ruth Rogers,
his wife

of Monroe County, in the State of Indiana

Release and Quit-Claim to Robert D. Walker and Jean S. Walker,
husband and wife

of Monroe County, in the State of Indiana, for and in consideration
of \$1.00 and other valuable considerations not herein ~~expressed~~ ^{Dollars}
the receipt whereof is hereby acknowledged, the following described **Real Estate**
in Monroe County in the State of Indiana, to-wit:

A part of the West half of the Northwest quarter of Section Eleven (11), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, described as follows, to-wit: Beginning at a point Nine Hundred Twenty-five (925) feet East and Sixteen Hundred (1600) feet South of the Northwest corner of said Section; running thence East Three Hundred Ninety-five (395) feet, more or less, and to an old fence on the East line of the West half of the Northwest quarter of said Section; running thence North for a distance of Four Hundred Forty-three and six-tenths (443.6) feet and to a point Eleven Hundred Fifty-six and four tenths (1156.4) feet South of the North line of said West half of the Northwest quarter of said Section Eleven (11); said point being the Southeast corner of the lands conveyed by Carrie Butcher Stephens, et al to Walton S. Bittner and Adela K. Bittner, husband and wife, by deed dated September 26, 1950 and recorded in Deed Record 108 at page 629 in the office of the Recorder of Monroe County, Indiana; running thence South eighty-seven (87) degrees Thirty-seven (37) minutes West over and along the South boundary of said Bittner real estate for a distance of Three Hundred Ninety-five and five tenths (395.5) feet, more or less, and to a point Four Hundred Twenty-eight (428) feet North of the beginning point; thence running South Four Hundred Twenty-eight (428) feet, over and along the East boundary of the lands conveyed by Walton S. Bittner and Adela K. Bittner, husband and wife, to Clyde E. Martina and Alice J. Martina, husband and wife, by deed dated November 8, 1950 and recorded in Deed Record 109 at page 274 in the office of the Recorder of Monroe County, Indiana; and to the point of beginning; containing Three and seven tenths (3.7) acres, more or less.

This deed is made to correct deeds dated December 20, 1950 and recorded in Deed Record 109 at page 275, and dated September 7, 1960 and recorded in Deed Record 135 at page 507, all in the office of the Recorder of Monroe County, Indiana.

IN WITNESS WHEREOF, the said Ralph Rogers and Ruth Rogers, his wife
have hereunto set their hands and seal, this day of July 19 65

.....(Seal).....(Seal)
Ralph Rogers Ruth Rogers

.....(Seal).....(Seal)

.....(Seal).....(Seal)

This instrument prepared by:

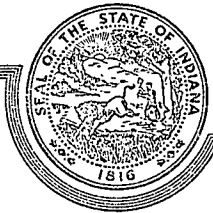
Leroy Baker, Attorney (M.S.)

STATE OF INDIANA

HENRY F. SCHRICKER, GOVERNOR

DEPARTMENT OF CONSERVATION

KENNETH M. KUNKEL, DIRECTOR



INDIANAPOLIS 9

CONSERVATION COMMISSION

JAMES M. TUCKER, CH.

ORA AX

ROBERT H. HELLER

HOWARD R. HIESTAND

WITHDRAWAL PROCEDURE CONTAINED IN LAW PERTAINING TO CLASSIFIED FOREST

Sec. 16. Withdrawal. Land classified under this act may be withdrawn from classification by the owner at any time. The owner may signify his intention of withdrawing his land from classification by writing to the state forester for two withdrawal blanks, which shall be duly sent, and shall be properly filled out by the owner. Upon receipt of the blanks the owner shall have the property appraised in the same manner in which it was appraised when it was classified. The standing timber at this time shall not be considered in the assessment (appraisement). If the appraisement as made by the township assessor is not satisfactory to the owner, he may appeal to a board of (,) consisting of the assessor, county auditor and treasurer of the county in which such parcel of land is situated and the decision of such board shall be final.

Sec. 17. Tax. Upon the withdrawal of land from classification, the owner of such land shall pay thereon as hereinafter provided, an unearned increment tax. The sum of the increment shall be the sum of the last appraisement less the sum of the first appraisement. Twenty-five per cent of the increment tax shall be paid unto (into) the state treasury; 50 per cent into the county treasury and 25 per cent into the township treasury.

Sec. 18. Cancellation. If the state forester finds that the provisions of this act are not being carried out, and the owner refuses to do so, he shall at once file a withdrawal notice with the county auditor, and the owner, and proceed to have the land withdrawn from classification, following the procedure as prescribed in section 15.

The increment tax shall be a lien upon the land classification (classified) and failure to pay such tax shall take the same course as delinquent taxes.

SF-208

83912

THE DEPARTMENT OF CONSERVATION
STATE OF INDIANA
INDIANAPOLIS

Application for Withdrawal from Classification of Land
Classified as Forest Land

I, W.S. Bittner do hereby make application for withdrawal from classification, subject to the provisions of an Act approved March 10, 1921, entitled "An Act to encourage timber production and (to) protect watersheds, by classifying certain lands as forest land and prescribing a method of assessing (appraising) lands thus classified for purpose of taxation, "the following described land, of which I am owner to-wit:

Forest land in Monroe County, State of Indiana, to wit:

A part of the West half of the Northwest quarter of Section 11, Township 8 North, Range 1 West, described as follows;

Beginning at County road corner, N54-30 W-33, thence East 332 feet, thence 398 feet North, thence 345 feet West, thence 360 feet South to the place of beginning, containing three (3) acres, more or less.

W.S. Bittner
Signature of owner and applicant

R.J. van Wageningen
Witness

W.R. Kintner
Witness

Helen Duncan
Witness

Donald F. Cammery
Witness

R.R. 3
Post Office Address

Bloomington
County

Monroe State

Indiana

RECORDED
At 9:00 O'clock A.M.

R JUL 23 1965

Ruth H. Karsell
RECORDER MONROE CO., IND.

Release Book 14
See Page 528
Forest Land Book 1
R.R. Page 7 & 67
for release

Book 16

Page 529

REPORT OF APPRAISEMENT

My Signature witnesseth that the appraisement is on the land hereon described and that the value of the whole of the land classified on Feb. 28, 1934 was \$7.95 per acre; and that the true cash value of the land to be withdrawn from classification as per description is worth \$16.50 per acre.

Further that the true cash value of the remaining land of the section or sections outside of the cities and towns in which the land proposed for withdrawal from classification is located is worth as follows per acre:

	Present Value	Value when Classified
The N. W. $\frac{1}{4}$ of Sec. <u>11</u> is worth	<u>16.50</u>	<u>\$7.95</u>
The S. W. $\frac{1}{4}$ of Sec. <u>11</u> is worth	<u>20.00</u>	
The N. E. $\frac{1}{4}$ of Sec. <u>11</u> is worth	<u>30.00</u>	
The S. E. $\frac{1}{4}$ of Sec. <u>11</u> is worth	<u>15.00</u>	

Date June 13, 1951

R. J. van Wajlendonk
Witness

R.R.3
Address

RR Kintin
Witness

RR3
Address

Emmett M. Shigley
Signature of Township Assessor

Thelma Osborn
Signature of County Auditor

Moore Jones
Signature of County Treasurer

Note: The land to be appraised is to be valued at its true cash value, exclusive of all timber, buildings, and other improvements, but shall include any mineral, stone, oil or gas value it may have. The land is to be considered as cleared and ready for the plow. If the appraisement is satisfactory to the owner and State Forester, it is not necessary to employ the County Auditor and County Treasurer.

Book 16
Page 530

I hereby approve of the approval of the preceding withdrawal and the
Valuation placed upon the land for the withdrawal.

Ralph F. Wilson
Signature of State Forester

Patty Lou Hester
Witness

By
Lawrence

Nashville, Tenn.
Address

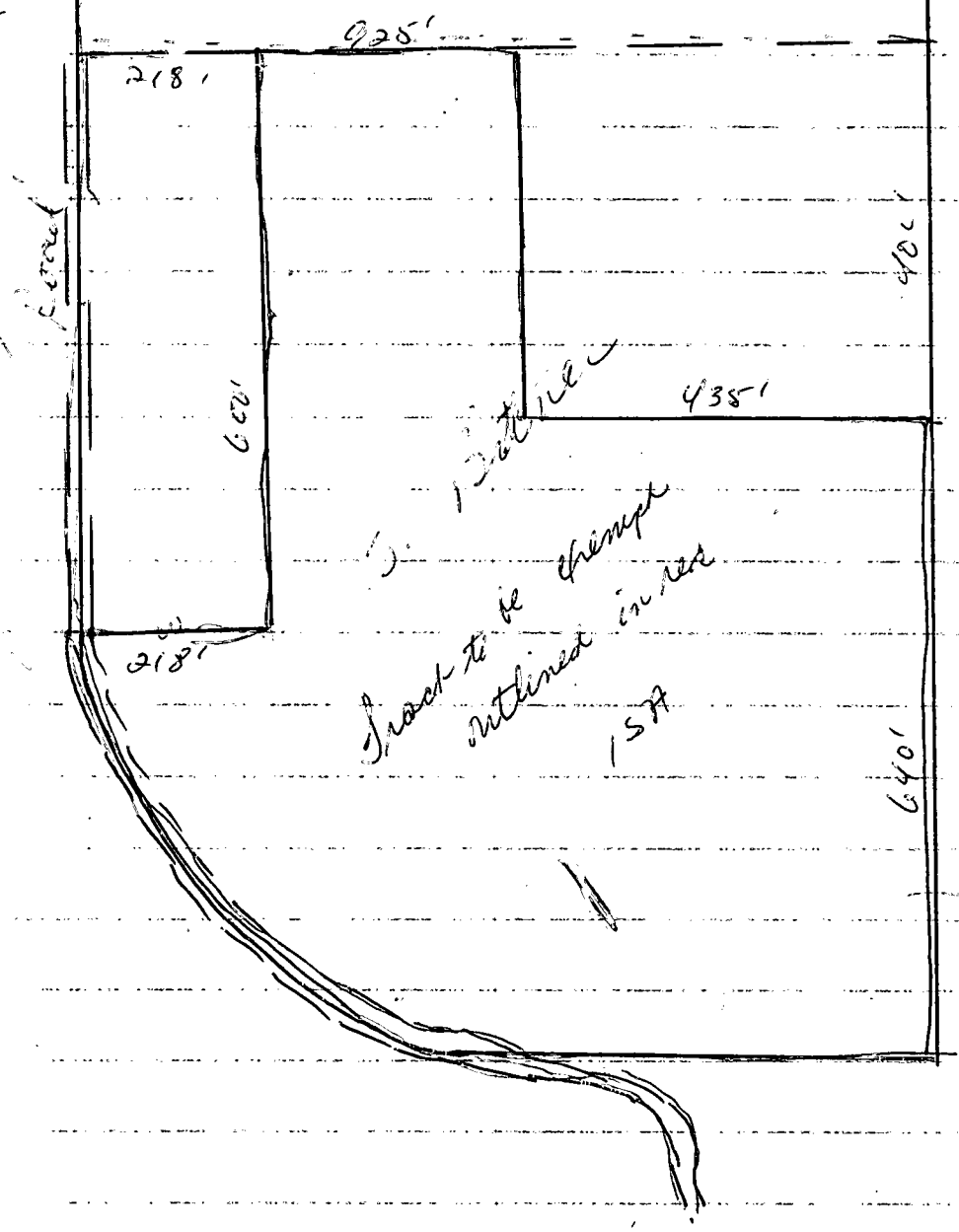
Witness

Address

Date Auditor was notified of withdrawal Friday - June 15, 1951

Date Auditor acknowledged receipt of withdrawal notice _____

Heavy engine
Feeder 11A



W. S. Bittner
W¹/₂ NW 1-8-1-W
Perry
(Filed)

G.

THE DEPARTMENT OF CONSERVATION
STATE OF INDIANA
INDIANAPOLIS

Application for the Classification of Land as Forest Land

W. S. Bittner do hereby make application to have classified as FOREST LAND, subject to the provisions of an Act approved March 10, 1921, entitled "An Act to encourage timber production and (to) protect water sheds, by classifying certain lands as forest lands and prescribing a method of assessing (appraising) lands thus classified for purposes of taxation," the following described land, of which I am owner, to-wit: 15A in the west half of the N.W. quarter of Sec. 11, T8N, R1W.

s/ W. S. Bittner
Bloomington 722 Hunter
Monroe, Ind.

Witness: Harry Engel Bloomington
Witness: Helen Duncan 316 N. Washington
Bloomington

REPORT OF SURVEYOR

State of Indiana
County of Monroe

I, Fred Huntington, County Surveyor, in and for said county, do hereby certify that the annexed is a true plat and correct description of land owned by W. S. Bittner that is mentioned in his application to the State Forester of the Department of Conservation, State of Indiana, to be classified as Forest Land under the provisions of an Act approved March 10, 1921, as determined from a deed dated on Dec. 23, 1933, at the request of said owner.

(SEAL)

s/ Fred Huntington
Surveyor of Monroe County

Date: Feb. 12, 1934

Report of Appraisement: by Geo. W. Rogers, Township Assessor
Date: Feb. 15, 1934

Report of State Forester: Ralph F. Wilcox, State Forester
Date Land was Inspected: Jan. 24, 1934
Date Report was Received: Feb. 20, 1934

Recorded Feb. 23, 1934
Classification As Forest Land Book 1, page 7
Recorder, Monroe County

(Cont'd.)

G. (Cont'd.)

Road

Harry Engel

11A

925'

218'

400'

435'

600'

W. S. Bittner

218'

Tract to be exempt
outlined in red

15A

640'

Road

Miss Rea 16p. 62-63.

Book 1, page 7

15 A in the West half of the NW quarter of Sec. 11, T8N, R1W,

Book 1, page 61

Part of the West half of the Northwest quarter of Section
11) T8N, R1W, Beginning at a point 193 feet West of the Northeast
corner of the said West half of the Northwest quarter; thence West
191 feet, thence South 1172 feet, thence North $87^{\circ} 37'$ East 384.3
feet, thence North 592.2 feet, thence West 193 feet, thence North
564.2 feet, to the point of beginning, containing in all 7.76 ~~fx~~
acres, more or less.

REAL ESTATE SALES AND PURCHASE AGREEMENT

THIS AGREEMENT, entered into this 13th day of October, 1965, by and between Adela K. Bittner, hereinafter called SELLER, and James E. Owens, Timothy Wininger, David Rogers, George W. Pinnell and Gene K. Groff, hereinafter called BUYERS, WITNESSETH:

1. That if BUYERS shall make the payments and perform the covenants hereinafter mentioned on their part to be made and performed, SELLER hereby sells and covenants and agrees to convey to BUYERS, free of all incumbrances, except the lien of the first installment of taxes for the year 1965, due and payable in May, 1966, and such other liens as may be suffered by BUYERS with no authorization of SELLER, the following described real estate in Monroe County, Indiana, to-wit:

A part of the West half of the Northwest quarter of Section 11, Township 8 North, Range 1 West, bounded and described as follows, to-wit: Beginning at a point 525 feet South of a point in the center of the Pike Road, which last named point is 925 feet East of the Northwest corner of said Northwest quarter of Section 11, thence South 1075 feet; thence West to the center of the public highway; thence in a northwesterly direction with the center of said highway to a point in the center of said highway which is 525 feet South of said Northwest corner of said Northwest quarter; thence East to the place of beginning, containing 22 Acres, more or less;

Part of the West half of the Northwest quarter of Section 11, Township 8 North, Range 1 West, bounded as follows: Beginning at a point 193 feet West of the Northeast corner of said West half of the Northwest quarter; thence West 191 feet; thence South 1172 feet; thence North 87° 37' East 384.3 feet; thence North 892.2 522.2 feet; thence West 193 feet; thence North 564.2 feet, and to the place of beginning. Containing 7.76 acres, more or less;

Also, an easement for right of way described as follows, to-wit: Beginning at a point 900 feet East of the Northwest corner of the Northwest quarter of Section 11, thence East 25 feet; thence South 525 feet, thence West 25 feet; thence North 525 feet to the beginning.

Subject to public right of way easement;

Subject to easement rights of the City of Bloomington for sewage line, and the rights of the City of Bloomington to maintain sewage pumping station on one acre tract;

Together with free hook-ons credited by the City of Bloomington, Indiana;

2. The BUYERS promise and agree to pay to SELLER as purchase price for said real estate the total sum of \$100,000.00, to be paid in the following manner, to-wit:

(a) \$5,000.00 upon execution of this agreement, the receipt of which is hereby acknowledged by SELLER;

(b) \$20,000.00 within 60 days from the date of execution hereof;

(c) The balance of \$75,000.00 shall bear interest at the rate of 6% per annum from and after 60 days from the date hereof; and shall be paid as follows, to-wit:

Semi-annual payments upon the principal in the amount of \$2,500.00 on June 30th and December 31st of each year, together with interest thereon.

(d) BUYERS shall pay SELLER, in addition to all other payments, one-third of the sale price paid in any bona fide sale arranged by BUYERS; SELLER shall, in exchange for such payment, deliver a Warranty Deed for that part of the tract herein being sold to such Grantee as BUYERS may direct, provided that no deed shall be delivered under this section which, when subtracted from the remaining acreage, will endanger the security of SELLER for the remaining balance due and owing.

(e) BUYERS shall make all payments to SELLER as as SELLER may direct.

3. BUYERS further promise and agree to pay the first installment of taxes for the year 1965, due and payable in 1966, and all subsequent taxes.

4. It is understood by the parties that part of the acreage being conveyed hereunder is now a Classified Forest under the Laws of Indiana, and it is understood that the de-classification of these lands shall be at the expense of BUYERS, but that SELLER will cooperate in making such application.

5. BUYERS covenant and agree to keep the improvements on said premises in a good state of repair at the expense of BUYERS and not to commit waste thereon, and to carry with a reputable insurance company an extended coverage insurance policy in the amount of \$20,000.00, and in the event of any

breach of the BUYERS and re-entry of SELLER, BUYERS shall deliver up the premises to SELLER in as good condition as they are now in, ordinary wear and tear, ordinances and acts of God excepted.

6. Upon full payment of purchase price hereunder, together with all interest due thereon, SELLER covenants and agrees to convey the fee simple title to said real estate to BUYERS by good and sufficient Warranty Deed. It is understood by the parties that SELLER has furnished to BUYERS an Abstract of Title to the real estate being conveyed herein, and that she shall be under no obligation to make any further continuation thereto.

7. It is specifically understood and agreed that BUYERS shall not have the right to sell or assign this contract or their interest in the real estate hereinabove described to any other person without the written consent of SELLER.

8. Possession of the dwelling house located on the premises shall be delivered by SELLER to BUYERS within 180 days from the date hereof. During the period of possession by SELLER, Seller shall maintain fire and extended damage insurance upon the premises in the amount of no less than \$20,000.00, and in the event of such fire or destruction the damage paid by the Insurance Company shall be the property of SELLER but shall apply as a credit against the payment due 60 days herefrom.

9. It is mutually agreed by and between the parties hereto that the time of payment shall be of the essence of this contract; and that all the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

IN WITNESS WHEREOF, the parties have hereunto set their hands this

13th day of October, 1965.

James E. Owens
James E. Owens

Timothy Wininger
Timothy Wininger

David Rogers
David Rogers

George W. Pinnell
George W. Pinnell

Gene K. Groff
Gene K. Groff

(BUYERS)

Adela K. Bittner
Adela K. Bittner
(SELLER)

NW Corner
Sec. 11

925' W NW Cor Sec. 11

Large

(2nd deed error)

By deed from Rogers-
distance is 384.3'

406' ±
S 87° 37' W

Sec. 11-8-1 W
N W 1/4

1179' S N line

1st Deed-421' ± to a
point 1565.5' S N line

Corrected deed 421'
± to a point 1179'
S of North line

3A ±
from Buttner

3.7 A ±
from
Martin
(Rogers)

E line

421' ±

(1st deed - error)
1565.5'

1st Deed
405.5 ±

1600.8

384.3

11.
295